

Senior Affairs Advisory Board

Minutes

Wednesday, March 3, 2004

Meeting was called to order at 11:08 AM by John Patrick Ford

Members present: Millie Acasio, Dolli Cutler, Sam Duran, John Patrick Ford, William Liu, Floyd Willis **Not present:** Flora Calem, B.J. Curry Spitler, Paulina Gilbert, Joe Horiye, Laura Impastato, Leane Marchese, Rosemary White-Pope, **Staff:** Rudy Fernandez, Diana Gray, Staajabu Heshimu, Pam Suarez **Guests:** Marc Gelman, Dale Royal, Judith Sorrells

Introductions: Marc Gelman from Enhanced Affordable Development Company, LLC. and Dale Royal of the Center City Development Corporation were introduced to the Senior Affairs Advisory Board Members in attendance.

Modifications to the Agenda: There were no modifications to the Agenda.

Approval of Minutes: The minutes of February 2004 were tabled until the scheduled April 2004 board meeting.

Guest Speakers:

- **Marc Gelman:** Marc Gelman did a presentation on Senior Affordable Housing in San Diego from a developer perspective. Marc mentioned that from his experience with Centre City Development Corporation and the Affordable Housing Initiative, that even with the City of San Diego dedicating \$55 million to affordable housing, most deals entered into are relatively small with only 20% of the units being categorized as affordable. Mr. Gelman did not see NIMBYism (Not In My Back Yard) when dealing with seniors as a group. He went on to add that a possible approach to affordable Senior housing would be found in the mixed-use concept. Mr. Gelman gave examples of the mixed-use concept that has been used by other cities such as Chula Vista, San Marcos, and Oceanside. Marc was adamant about not supporting the inclusion of Single Room Occupancies because of the small size (square footage). He stated that it did not cost more to include more square footage when building.

Mr. Gelman presented some of the structural issues that developers deal with when trying to incorporate the development of affordable housing into a project. He discussed some possible routes that were open to others who were thinking of including senior affordable housing. One way to get more senior housing in San Diego, he thought would be to follow the 4% credit route. And because prevailing wages are required, there are federal funds available in Home and Health funds under Prop 46.

- **Dale Royal:** Dale presented information on CCDC efforts to bring affordable housing developers into downtown San Diego. Mr. Royal provided information on some of the development restrictions in the downtown area. Approximately 30% of all new housing downtown has long term affordability restrictions. Of those that have rent restrictions, 58% of those units are restricted for very low income. CCDC is working with developers to try to reserve some of the “for sale” units for low income. Restrictions can be placed on affordable units to keep the affordability intact.

Dale Royal provided CCDC handout information on Downtown affordable housing strategy and a Downtown Housing Guide as well as web site address for CCDC (www.ccdc.com).

Old Business: Tabled until April 2004 scheduled board meeting

- **Housing Task Force**
- **Seniors Ride Free**
- **Transportation Survey**

New Business: No new business

Announcements/Closing Remarks:

Millie Acasio distributed the March edition of “The Scroll”.

Floyd Willis will chair the April 7th meeting.

Next meeting: **April 7, 2004** at 11:00 a.m. – 1:00 p.m. at the **City Administration Building** located at 202 C Street, **12th Floor Closed Session Room**, San Diego, CA 92101.

The meeting was adjourned at 12:20 p.m.